



# **MINUTES – UNAPPROVED**

## **DESIGN REVIEW BOARD MEETING**

Tuesday, December 14, 2021

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3:00 P.M.  
City Hall – Council Chambers  
130 Cremona Drive, Suite B,  
Goleta, California

### **Members of the Design Review Board**

*Scott Branch (Architect), Chair*  
*Craig Shallenberger (Architect), Vice Chair*  
*Karis Clinton (Landscape Professional)*  
*Martha Degasis (Landscape Professional)*

*Jonathan Eymann (At-Large Member)*  
*Gregg Hart (At-Large Member)*  
*Dennis Whelan (Alternate)*

*Mary Chang, Secretary*  
*Linda Gregory, Recording Clerk*

This Virtual Meeting was held pursuant to Assembly Bill AB361, because meeting in person would present imminent risks to the health or safety of attendees.

### **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order by Chair Branch at 3:06 p.m., followed by the Pledge of Allegiance.

### **ROLL CALL OF DESIGN REVIEW BOARD**

Board Members present: Chair Branch, Vice Chair Shallenberger,  
Member Clinton, Member Degasis, Member Eymann,  
Member Hart, Member Whelan

Board Members absent: None.

Staff Present: Mary Chang, Supervising Senior Planner; Kathy Allen, Supervising Senior Planner; Christina McGuire, Associate Planner; and Linda Gregory, Recording Clerk.

### **PUBLIC FORUM**

None.

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### **AMENDMENTS OR ADJUSTMENTS TO AGENDA**

None.

#### **A. ADMINISTRATIVE AGENDA**

##### **A.1 Review and Approve Design Review Board Minutes for October 26, 2021**

[Review and Approve Design Review Board Minutes for October 26, 2021](#)

MOTION: Member Clinton moved, seconded by Member Hart, to approve the Design Review Board Minutes for October 26, 2021, as submitted.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Degasis, Member Eymann, Member Hart, Member Whelan. Noes: None. Absent: None

##### **A.2 Review and Approve Design Review Board Minutes for November 9, 2021**

[Review and Approve Design Review Board Minutes for November 9, 2021](#)

MOTION: Member Hart moved, seconded by Member Eymann, to approve the Design Review Board Minutes for November 9, 2021, as submitted.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Degasis, Member Eymann, and Member Hart. Abstain: Member Whelan. Absent: None.

#### **A.2 REVIEW OF AGENDA**

Mary Chang, Supervising Senior Planner, reported no changes on today's agenda.

#### **B. FINAL REVIEW**

##### **B.1 425 Arundel Road (APN 069-321-004) Johansen Rear Addition Case No. 21-0001-MOD**

[Staff Report](#)

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### [Att A - Project Plans](#)

### [Att B - Design Review Board Minutes 7-13-21](#)

Site visits and ex-parte conversations: Site visits reported by Chair Branch (virtual), Vice Chair Shallenberger (virtual), Member Clinton (virtual), Member Degasis (virtual), Member Eymann (virtual), Member Hart (virtual), and Member Whelan. No ex-parte conversations reported.

Staff Speaker:

Mary Chang, Supervising Senior Planner

The plans were presented by agent Liz Hughes on behalf of Jennifer Johansen, property owner.

No public speakers.

MOTION: Member Clinton moved, seconded by Member Hart, to grant Final approval of Item B.1, Johansen Rear Addition, 425 Arundel Road (APN 069-321-004), Case No. 21-0001-MOD, as submitted.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Degasis, Member Eymann, Member Hart, Member Whelan. Noes: None. Absent: None

## **B.2 6864/6868 Cortona Drive (APN 073-140-027) Goleta Energy Storage Facility Case No. 19-0201-DP; 19-0202-DPAM; 19-0202-CUP; 19-0001-SUB**

### [Staff Report](#)

### [Att A - Project Plans](#)

### [Att B - Design Review Board Minutes 8-11-2020](#)

### [Att C - Colors and Materials Board](#)

Site visits and ex-parte conversations: Site visits reported by Chair Branch (virtual), Vice Chair Shallenberger (virtual), Member Clinton (virtual), Member Degasis (virtual) and drive by, Member Eymann (virtual), Member Hart (virtual), and Member Whelan. No ex-parte conversations reported.

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The plans were presented by Laurel Perez of Suzanne Elledge Planning and Permitting Services (SEPPS), on behalf of Goleta Energy Storage, and by Suzanne Winslow, project manager, with Omni Design Group.

No public speakers.

MOTION: Member Whelan moved, seconded by Member Degasis, to grant Final approval of Item B.2, Goleta Energy Storage Facility, 6864/6868 Cortona Drive (APN 073-140-027), Case No. 19-0201-DP; 19-0202-DPAM; 19-0202-CUP; 19-0001-SUB, as submitted.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Degasis, Member Eymann, Member Hart, Member Whelan. Noes: None. Absent: None

### C. CONCEPTUAL/PRELIMINARY/FINAL

#### C.1 7127 Hollister Avenue #30 (APN: 073-440-012) IHOP Restaurant Patio Enclosure Addition Case No. 21-0003-SCD

[Staff Report](#)

[Att A - Findings](#)

[Att B - Project Plans](#)

[Att C - Notice Of Exemption](#)

[Att D - Architectural Standards - Commercial Projects](#)

Member Degasis recused herself and exited the meeting. Member Eymann recused himself and exited the meeting.

Site visits and ex-parte conversations: Site visits reported by Chair Branch (virtual), Vice Chair Shallenberger (virtual), Member Clinton (virtual), Member Hart (virtual), and Member Whelan. No ex-parte conversations reported.

Staff Speaker:  
Christina McGuire, Associate Planner

The plans were presented by Anthony Ford on behalf of Hollister Pancakes, Inc.

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No public speakers.

**MOTION:** Member Whelan moved, seconded by Member Clinton, to continue to January 25, 2022, Item C.1, IHOP Restaurant Patio Enclosure Addition, 7127 Hollister Avenue #30 (APN: 073-440-012, Case No. 21-0003-SCD), with the following comments:

1. Keep the proposed new storefront free of the existing columns, at the eastern façade.
2. Study alternative wall extensions at the existing slump block wall at the west utility area.
3. Provide further information on the glazed terrace wall, especially how it intersects with the new proposed storefront.
4. Consider the plans for the roof of the new cooler and study where the water will be going.

**VOTE:** Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallenberger, Member Clinton, Member Hart, Member Whelan. Noes: None. Recused: Member Degasis and Member Eymann. Absent: None

### **D. ANNOUNCEMENTS BY MEMBERS AND STAFF**

Member Clinton announced that the Wilderness Trail project is completed at the Santa Ynez Valley Botanical Gardens in Buellton.

Mary Chang, Supervising Senior Planner, expressed appreciation to all Design Review Board Members for their time and service to the community.

Mary Chang, Supervising Senior Planner, reported that the next Design Review Board is scheduled for January 25, 2022, and the January 4, 2022, meeting is cancelled.

### **E. ADJOURNMENT**

Adjournment at 4:37 p.m.

**Note:** The video of the meeting is available on the City's website at

<http://www.cityofgoleta.org/i-want-to/news-and-updates/government-meeting-agendas-and-videos>